



IRVINE COMPANY

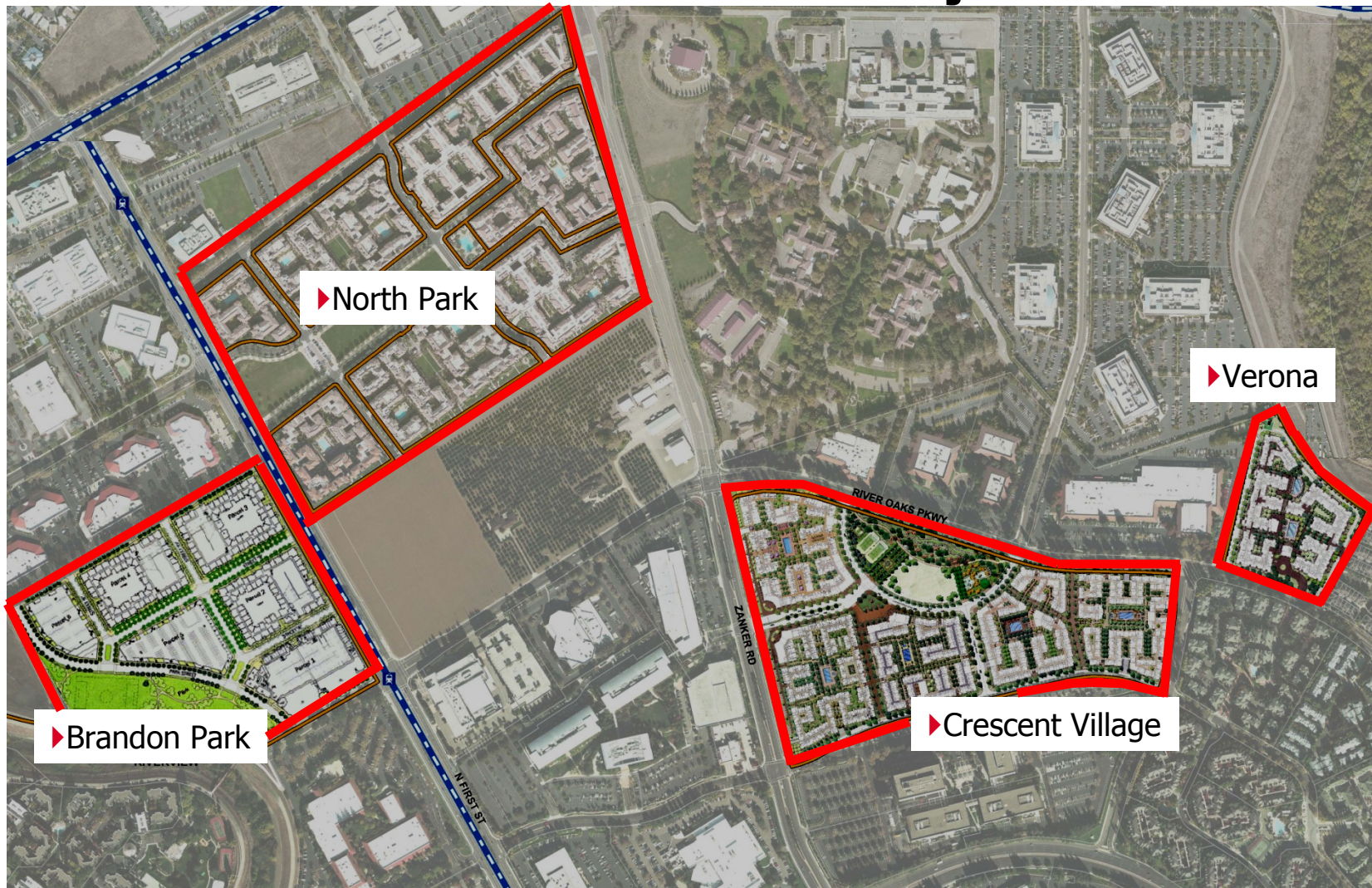
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North San Jose Update

January 15, 2014



North San Jose Projects



Crescent Village – Project Information

- **Acres:** 24.4 acres; 38.7 acres including a 5 acre park and public open space
- **Number of units:** 1,750
- **Density:** 71 du/acre
- **Retail square footage:** 12,400gsf
- **Amenities:** Fitness, Yoga, Spin Room, Clubhouse, Theater, Internet Cafe, Game Room, Wine Room, Business Center and (5) Swimming Pools



Crescent Village



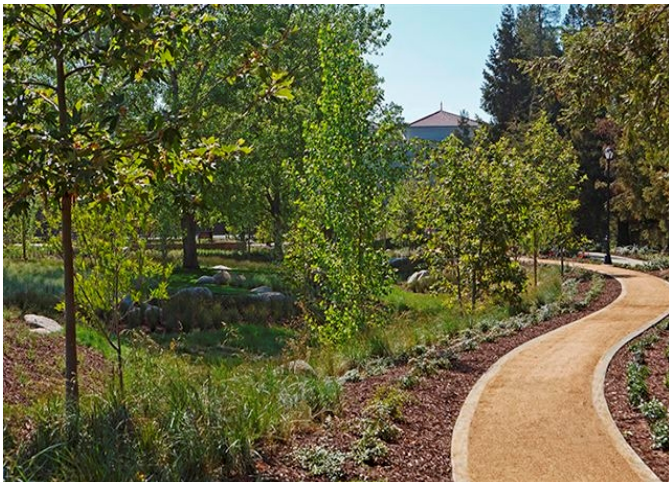
Crescent Village



Amenity Spaces



Crescent Village – River Oaks Park



Verona (River Oaks) – Project Information

- **Acres:** 8.1 acres
- **Number of units:** 438
- **Density:** 54 du/acre
- **Amenities:** Clubhouse, Internet Café, Fitness Room, Wine Room, Yoga Room and (2) Swimming Pools
- **Start date of construction:** 10/2012
- **Estimated completion date:** 05/2015



Verona– Aerial View

► Before Site Demolition



► December 2013

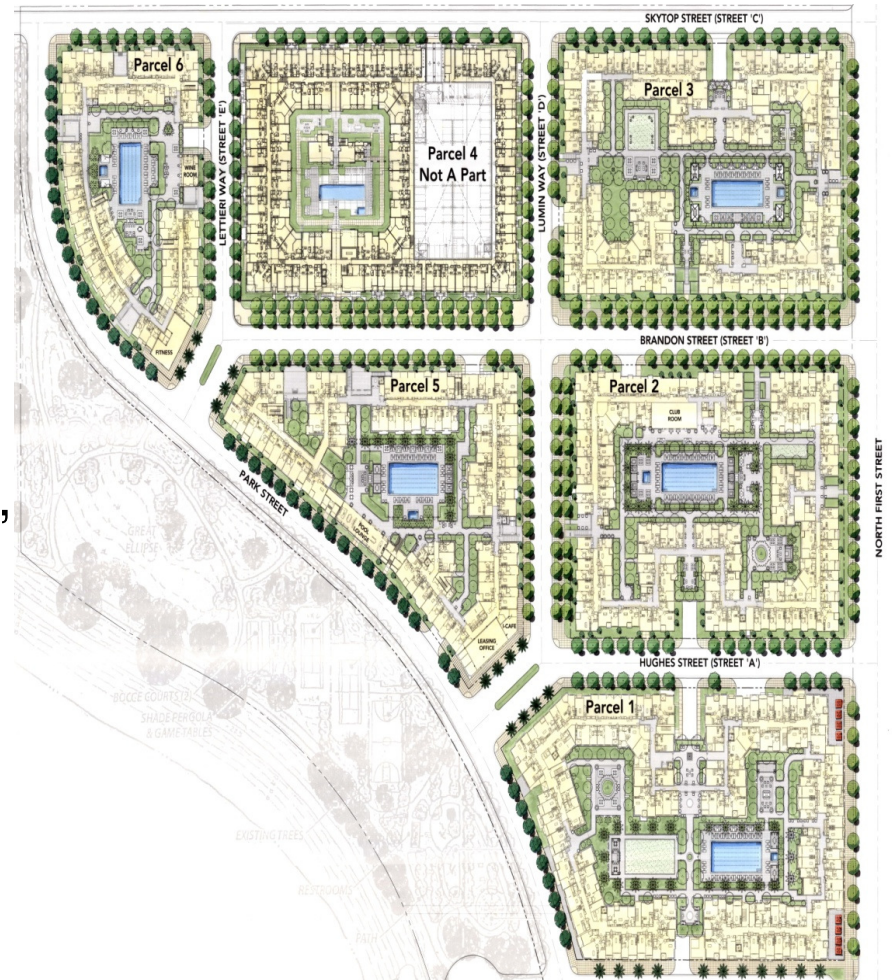


Verona – Site Elevations



Brandon Park – Project Information

- **Acres:** 26.8 acres including the park and streets
- **Number of units:** 1,308
- **Density:** 87 du/acre
- **Retail square footage:** 25,000 gsf
- **Amenities:** Amenity Retail, Club Room, Wine Room, Yoga and Spin Room and (5) Swimming Pools
- **Park acreage and amenities:** 5.2
- **Start date of construction:** 12/2012
- **Estimated completion date:** 03/2016



Brandon Park –December 2013



Brandon Park – Site Elevations

► Parcel 1 – Street View



► Parcel 6 – Park View



Brandon Park – Site Elevations

▶ Parcel 6 – Fitness Center



▶ Parcel 5 – Pool Lounge





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